

CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA	AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE	REGULAR SESSION WEDNESDAY, JULY 10, 2019 @ 5:15 PM
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For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “January 23, 2019”, “February 13, 2019”, “April 10, 2019”, “April 24, 2019” & “June 12, 2019”
3. REVIEW ITEMS
 - a. Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new 26,000 sq ft medical office building housing a medical clinic, dental clinic, pharmacy and blood draw office with site improvements at 1150 South Cherokee Lane. (Applicant: WMB Architects, Mr. Tom Bowe; File Number: 2019-12 SP; CEQA Determination: Exempt Per Section 15332)
4. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
5. COMMENTS BY SPARC MEMBERS & STAFF (NON-AGENDA ITEMS)
6. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

****NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right of Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

January 23, 2019,
February 13, 2019,
April 10, 2019,
April 24, 2019
&
June 12, 2019

The above Site Plan and Architectural
Review Committee minutes were not
available at the time of packet
preparation.

They will be made available prior to the
start of the July 10, 2019 meeting if they
have been completed.



CITY OF LODI
SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
Staff Report

MEETING DATE: July 10, 2019

APPLICATION NO: 2019-12 SP

REQUEST: Request of Site Plan and Architecture Review Committee (SPARC) to consider Site Plan and Architectural Review for a new 26,000 sq ft medical office building housing a medical clinic, dental clinic, pharmacy and blood draw office with site improvements at 1150 South Cherokee Lane. (Applicant: WMB Architects, Mr. Tom Bowe; File Number: 2019-12 SP; CEQA Determination: Exempt Per Section 15332)

LOCATION: 1150 South Cherokee Lane
Lodi, CA 95240
APN: 047-280-21

APPLICANT: WMB Architects
Mr. Tom Bowe
5757 Pacific Ave
Lodi, CA 95240

PROPERTY OWNER: Community Medical Centers, Inc
7210 Murray Drive
Stockton, CA 95210

RECOMMENDATION

Staff recommends the Site Plan and Architectural Review Committee approve the request of Mr. Tom Bowe for the proposed new 26,000 sq ft medical office building housing a medical clinic, dental clinic, pharmacy and blood draw office with site improvements at 1150 South Cherokee Lane, subject to the SPARC Common Design Requirements and Supplemental Conditions outlined below at the end of the staff report.

SUMMARY

The applicant proposes to construct a new medical office building housing a medical clinic, dental clinic, pharmacy and blood draw office with site improvements. Staff has reviewed the proposed plans for conformance with City policies, and recommends approval based upon findings and subject to conditions.

PROJECT/AREA DESCRIPTION

General Plan Designation:	Mixed Use Corridor
Zoning Designation:	Mixed Use Corridor
Property Size:	1.89 acres – 82,459 sq. ft.

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONE	LAND USE
North	Mixed Use Corridor	MCO – Mixed Use Corridor	Used Auto sales
South	Mixed Use Corridor	MCO – Mixed Use Corridor	Sanborn Chevrolet
East	Mixed Use Corridor	MCO – Mixed Use Corridor	Motel 6
West	Mixed Use Corridor	MCO – Mixed Use Corridor	Lodi Academy

BACKGROUND / ANALYSIS

The project site is located at 1150 South Cherokee Lane, north of Kettleman Lane. (Attachment A) The property is currently vacant.

This is a great development opportunity in this area of Cherokee Lane.

The applicant is proposing to:

- Construct a new 26,000 sq ft medical office building housing a medical clinic, dental clinic, pharmacy and blood draw office.
- Two story building with a contemporary design approach.
- Portions of second floor are stepped back providing relief in the two-story facades.
- Facades are stepped providing relief in the two-story facades.
- Exterior Skin: a rain screen system that is faced into three panel finishes:
 - Stone tile (warmer tone)
 - Matte ceramic tile (neutral tone)
 - Accent bands are clear brushed aluminum panels
- Windows/Storefronts: Clear brushed aluminum.
- Glazing: Dual glazed with a slight turquoise/green hue.
- Window Sunshades on South and West facades: clear brushed aluminum.
- Roof Coping: Dark grey metal.
- Entry Canopy at East Entry: Columns: clear brushed aluminum column covers/ turquoise accent color at canopy face.
- Second Floor Roof Deck: features canopy with turquoise accent color.
- Exterior Building Signage:
 - Main Entry (East Elevation): Individual Letters mounted on top of canopy
 - Cherokee Front (West Elevation): Surface mounted letters and logo in CMC corporate colors
 - North/South Elevations: Surface mounted letters and logo in CMC corporate colors.
- The zoning allows for medical offices and clinics.

- The proposed project meets the setback and lot coverage requirements of the MCO zoning district.
- The project includes frontage improvements and parking spaces.

This is an area along Cherokee Lane that could benefit from new commercial development and help jump start other commercial investment in the area.

FINDINGS

The Project has been reviewed in accordance with the City's General Plan, the Municipal Development Code standards, and the City's Design Guidelines. Based upon City evaluation and analysis, staff recommends that the SPARC adopt the findings of this report and approve the proposed Sanchez Commercial project. The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in Lodi Development Code 17.40.020 (E):

1. *The design is consistent and compatible with the design standards/guidelines of the applicable zoning district.* Comment: The project incorporates elements of the design guidelines for the Mixed Use Zoning District. The proposed medical clinic / office building is an allowed use and staff recommends approval subject to the conditions of approval, with recommended design modifications.
2. *The project will not interfere with the use and enjoyment of neighboring existing or future developments, and not create traffic or pedestrian hazards.* Comment: The project is consistent with the overall physical development of the area. The proposed project includes site and frontage improvements that do not impact adjacent properties. The project includes off-street parking, loading and unloading areas, traffic circulation and access points and pedestrian circulation areas in accordance with code requirements.
3. *The project shall maintain and enhance the affirmative, harmonious, and orderly development contemplated by the Development Code.* Comment: The proposed building will include design features, textures and colors that are consistent with the area.
4. *The project provides a desirable environment for its occupants, neighbors, and visiting public through good aesthetic use of durable materials, texture, and color.* Comment: The project design has been conditioned to include materials and construction consistent with the area.
5. *The project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.* Comment: The project as conditioned is consistent with the Lodi Development Code and adopted City standards. The project is conditioned to include design features that enhance path of travel, improve walkways and improve ADA access within the site.
6. The project is found to be categorically exempt from CEQA review under 14 CCR §15332. Class 32 consists of In-Fill Development Projects. The project is consistent with the General Plan, is located in the City limits, is less than 5-acres in size and is surrounded by existing urban uses. The project site is not a habitat for any rare or endangered species of plant or wildlife, and the project will not create a significant environmental impact. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site of the proposed project can be adequately served by all required utilities and public services.

CONDITIONS OF APPROVAL

In addition to the Committee's Common Design Requirements, staff recommends approval of the applicant's request for 1150 South Cherokee Lane, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this SPARC approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this SPARC approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Review Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Review Committee shall require an action by the Site Plan and Architectural Review Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
4. A final color palette shall be submitted with the first building permit application and shall be in substantial conformance with colors and materials approved by the SPARC.
5. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
6. The subject site shall be maintained in a sanitary, litter-free, graffiti-free, and respectable appearance. Any damage or vandalism sustained to the property shall be repaired within a maximum of fourteen (14) days.
7. All signs shall be in strict compliance with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. No exposed raceway shall be permitted with the signage. All identification signs shall require a building permit.
8. No flashing, moving, animated, temporary signs or banners shall be permitted.
9. The project will be built consistent with the project plans attached to this staff report.
10. Landscape plans will be submitted to Planning for review and shall meet State water / drought tolerant design.

Building Department

11. The construction of the new building and related site improvements shall require a building permit. All plan submittals shall be based on the City of Lodi Building Regulations and

currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.

12. Plans shall provide occupancy load calculations for each area of the building based on square footage and the applicable occupant load factor from Table 1004.1.2. 2016 CBC, Section 1004.1.2
13. Fire rated separation may be required between different occupancies in the building as per 2016 CBC, Section 508.4 and Table 508.4
14. All buildings and structures shall have the required fire separation distance separation to the property lines as specified by the 2016 CBC, Table 602 or shall provide the required fire rated protection of walls, limitations of protected and unprotected openings for each building, as per 2016 CBC, Sections 705, Tables 601, 602 ,705.8 and 716.5
15. If the occupant load for any area of the building exceeds 49, the plans shall show:
 - a) A minimum of two (2) exits that are separated by a minimum of 1/2 (1/3 in sprinklered buildings) of the diagonal distance of the area served. 2016 CBC, Section 1007.1.1
 - b) Exit doors shall swing in the direction of egress travel. 2016 CBC, Section 1010.1.2.1
 - c) The exit doors and exit access doors shall be equipped with panic hardware. 2016 CBC, Section 1010.1.10
 - d) A means of illuminating the egress path of travel in case of power failure, including path to the egress doors, the corridor and the exterior landings. The emergency power system shall provide back up power for the duration of at least 90 minutes and shall illuminate the path of travel at the rate of an average of 1 foot candle at floor level. 2016 CBC, Sections 1008.1 thru 1008.3.5
 - e) Show locations of required illuminated exit signs. 2016 CBC, Section 1013
 - f) Provide complete and adequate details and locations of the required tactile exit signs at the following locations:
 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
 2. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 2016 CBC, Section 1013.4
16. Site Plan to show all building entrances and ground level exits shall be connected on an accessible route to other buildings on the site, public transportation stops, accessible parking and passenger loading zones and to public streets and sidewalks. 2016 CBC, Sections 11B-206.4.1, 11B-404, 11B-Division 4
17. Plans to specify walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have maximum 1/2" changes in elevation, (3) are minimum 48" in width, (4) have a maximum 2% cross slope, and (5) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have ramps complying with 2016 CBC, Section 11B-405 or 11B-406 as appropriate. Where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas shall be defined by a continuous detectable warning which is 36" wide, complying with 2016 CBC, Sections 11B-247.1 & 11B-705.1.2.5.

18. Plans to specify and show accessible parking spaces in compliance with 2016 CBC, Sections 11B-208.2, 11B-502 and Table 11B-208.2. At least one space shall be van accessible as per 2016 CBC, Section 11B-208.2.4.

Provide complete and adequate accessible parking details to specify and show:

- 1) A 9' wide x 18' deep accessible parking space(s) with 5' wide striped access aisle. "Van accessible" parking spaces shall be a minimum 12' wide x 18' deep with a 5' wide access aisle or 9' wide with an 8' wide access aisle. 2016 CBC, Section 11B-502.2
- 2) The access aisle(s) may be located on either side of the accessible parking space(s), except "van accessible" parking spaces shall have the access aisle located on the passenger side of the accessible parking space. Two accessible parking spaces shall be permitted to share a common access aisle. 2016 CBC, Sections 11B-502.3.4, 11B-502.3
- 3) The access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36" on center in a color contrasting with the aisle surface, preferable blue or white. The words "NO PARKING" shall be painted in 12" high white letters in each access aisle. 2016 CBC, Section 502.3.3
- 4) The accessible parking spaces and the access aisles shall not exceed 2% cross slope in any direction. 2016 CBC, Section 11B-502.4

Note: The type of medical offices is not known to the plans examiner at this time. Additional parking accessible parking spaces may be required, as specified by 2016 CBC, Sections 11B-208.2.1, 11B-208.2.2

19. Plans to specify location and provide complete and adequate details of the following required parking signage:
- A. "Unauthorized vehicles..." signs at all driveway entrances, or located adjacent to and visible from each accessible parking space. Indicate on the plans that the sign shall be filled out with the correct appropriate information to become a permanent part of the sign (Lodi Police Department, 209-333-6727). 2016 CBC, Section 11B-502.8
 - B. Specify permanently posted reflectorized parking space identification sign at each accessible parking space, 70-sq. inches in area, and mounted a minimum of 60" (80" when located in the path of travel) from bottom of sign to paving. Provide a "van accessible" sign at appropriate parking spaces. The sign may also be posted on a wall at the interior end of the parking space at a height of 36" above the finished walk or grade. An additional sign below the symbol of accessibility shall state "Minimum Fine \$250". 2016 CBC, Section 11B-502.6
 - C. Specify pavement-marking symbols at each accessible parking space. 2016 CBC, Section 11B-502.6.4
20. Plans to specify and show all sales, service and information counters are a maximum of 34" high or specify and show a minimum 36" wide counter area that is not more than 34" aff. . 2016 CBC, Sections 11B-227, 11B-904.4
21. Unless the building meets one of the exceptions of 2016 CPC, Section 422.2 (allowing a unisex restroom), separate toilet facilities shall be provided for each sex. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2016 CPC Table A for each area use. The required number of plumbing fixtures (water closets,

urinals, lavatories) shall be provided, as specified for A-2 occupancies by 2016 CPC, Table 422.1.

22. Plans to specify and show a fire access lane to extend within 150' of all portions of the structure. Fire access lane to be a minimum of 24' wide. Dead end fire access lanes in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with "Fire Lane" in 4" high white letters, ¾" stroke at intervals not less than 50') and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080
23. Long and short term bicycle parking as required by the 2016 CGBC, Section 5.106.4 and designated parking spaces for Clean Air/Van Pool/EV vehicles as required by the 2016 CGBC, Section 5.106.5.2 shall be provided.
24. Plans shall show facilitation for future installations of Electric Vehicle Supply Equipment (EVSE) for the charging of electric vehicles. The number of Electric Vehicle (EV) charging spaces to be provided shall be as per the 2016 CGBS, Table 5.106.5.3.3. The plans shall specify: 1) The type and locations of the EVSE(s), 2) Raceways that originate at the service panel or subpanel serving the area, and shall terminate in close proximity to the proposed location(s) of the charging equipment and into listed, suitable cabinets, boxes, enclosures or equivalent. 3) Plan design shall be based on 40 amp minimum branch circuits. 4) Electrical calculations shall substantiate the electric system design to include the rating of the equipment and any on-site transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage. 5) The service panel or sub-panel shall have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE. 6) Future EV charging spaces qualify as designated clean air vehicle spaces. 2016 CGBS, Section 5.106.5.3

Be aware, in determining the location(s) of the EVSE(s) to take into consideration accessibility requirements for the future installation of EV charging spaces. Minimum number of accessible EV charging spaces will be required as per 2016 CBC, Table 11B-228.3.2.1 at the time of installation. Accessible EV charging spaces are required to comply with 2016 CBC, Section 11B-812 and to be located on an accessible route. The accessible EV charging spaces are not considered accessible parking spaces for the purpose of calculating the minimum number of accessible parking spaces as per 2016 CBC, Sections 11B-208.1, 11B-208.2, & Table 11B-208.2.
25. The plans to specify and show a redundant grounding system in patient care areas as per 2016 CEC, Article 517.13. Further amend the plans to provide a notation that this occupancy shall be wired per 2016 CEC, Article 517.10.
26. If building is classified as OSHPD #3, the plans shall provide complete and adequate details for OSHPD #3 requirements.
27. The building is required to be protected by an automatic fire extinguishing system and therefore an approved fire control room shall be provided. [LMC 15.20.180 & Lodi Fire Standard D-01] Plans shall include a fire control room with the following:
 - a) Fire control rooms shall contain all fire sprinkler system control valves, fire alarm control panels, extra fire sprinkler heads, and other fire equipment required by the Chief.
 - b) Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior with an approved door of minimum dimensions of 36" x 80".

- c) Durable signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" with 3" tall letters that contrast with their background.
 - d) Keys shall be located within an approved Knox® Company key box located adjacent to the main entrance door on the exterior of the building at 6' above finished floor. Keys shall include keys for manual pull stations, fire alarm control panel, breakaway locks for PIV, locks for OS &Y chains and exterior doors and essential rooms as determined by the Chief.
 - e) Fire control rooms for commercial buildings shall be a minimum dimension of 5' x 7' not less than 35 square feet.
 - f) The fire sprinkler riser shall be located at least 12" from any wall. Fire riser SHALL NOT block doorway.
 - g) The fire equipment room may contain other building service equipment. This other equipment shall not be within 3' in front of any fire equipment in the room. Rooms may be enlarged to share with other equipment such as electrical. However rooms may not be used as storage areas.
28. All automatic sprinkler systems shall require a fire department connection (FDC) in a location approved by the Fire Chief. On site FDC's shall be within 50 feet on a fire hydrant unless placed along a public street within 20 feet of the property line. FDC's shall be placed on the same side of fire access roads as the fire hydrant. Plans to show the location of the Fire Department Connection within the required distance to a hydrant.
29. The Fire Sprinkler system shall be submitted under a separate permit and cover to the Building Department by a C-16 licensed contractor.
30. Fire alarm or fire sprinkler monitor alarm, as required by the 2016 CFC, shall be submitted under separate permit and cover by a C-10 licensed contractor.

Public Works

The Public Works Department has the following comments regarding the approval of the SPARC review for 1150 South Cherokee Lane:

- 31. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
 - a. Stormwater Development Standards will be required for this project.
 - b. State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer.
- 32. Submit a Project Stormwater Plan for a hydromodification project in compliance with the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
- 33. One water and wastewater service is permitted per parcel. All unused water, wastewater and storm drain stubs shall be abandoned at the developer's expense.
- 34. All on-site water wells and septic systems shall be abandoned in conformance with San Joaquin County standards prior to building permit issuance. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.

35. All existing City Right-of-Way (ROW) and Public Utility Easements (PUEs) shall be identified and labeled. All structures shall be located outside all City ROW and PUEs.
36. Dedicate any necessary public utility easements for the construction of public improvements. A 10 ft PUE will be required along the western property boundary (Cherokee Lane) and a 7.5 ft PUE will be required along the southern property boundary.
37. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
38. The parking lot shall be designed in conformance with Standard Plan 134 and 145.
39. Provide an ADA accessible pathway from public sidewalk on Cherokee Lane to on-site facilities.
40. Remove and replace any damaged or non ADA-conforming sidewalk on the Cherokee Lane frontage in conformance with City of Lodi Standard Plan 117.
41. As a matter of information, the on-site water system may need to be looped and should be considered in the design.
42. Irrigation plans and plantings shall conform to the Model Water Efficient Landscaping Ordinance (MWELo) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.
43. The trash enclosure shall conform to the CASQA Development BMP Handbook Section SD-32 and shall be wide enough to provide separate containers for recyclable materials and other solid waste.
44. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed parcels, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriative or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all lots within the boundaries of the parcel map and provide deed provisions to be included in each conveyance.
45. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
46. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
47. If fire service is needed it shall be installed according to the City of Lodi Design Standards §4.403.
48. Prior to any work within City Right-of- Way and Public Utility Easements, the applicant shall obtain an encroachment permit issued by the Public Works Department.
49. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or

perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.

50. Obtain the following permits:

- a. Building permit issued by the City of Lodi Building Division.
- b. Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City's public right of way or on existing public water, wastewater, and storm drain infrastructure.
- c. San Joaquin County well/septic abandonment permit (if needed).
- d. NPDES Construction General Permit (SWPPP).

51. Payment of the following fees prior to building permit issuance unless noted otherwise:

- a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
- b. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
- c. Abandonment of existing water and wastewater services by City Forces, if applicable.
- d. Water meter installation fees.
- e. Regional Transportation Impact Fee (RTIF).
- f. Encroachment permit fee.
- g. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.

52. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:

- a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
- b. County Facilities Fees.

(The fees referenced above are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.)

53. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

54. Any fee due the City of Lodi for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fee within the time specified shall invalidate any approval or conditional approval granted.

55. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid in full to the City. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

PUBLIC HEARING NOTICE:

Legal Notice for the Architectural Review was published in the Lodi News Sentinel on Saturday, June 29, 2019. Eleven (11) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who expressed their interest of the project.

Respectfully Submitted,

Concur,

Craig Hoffman
City Planner

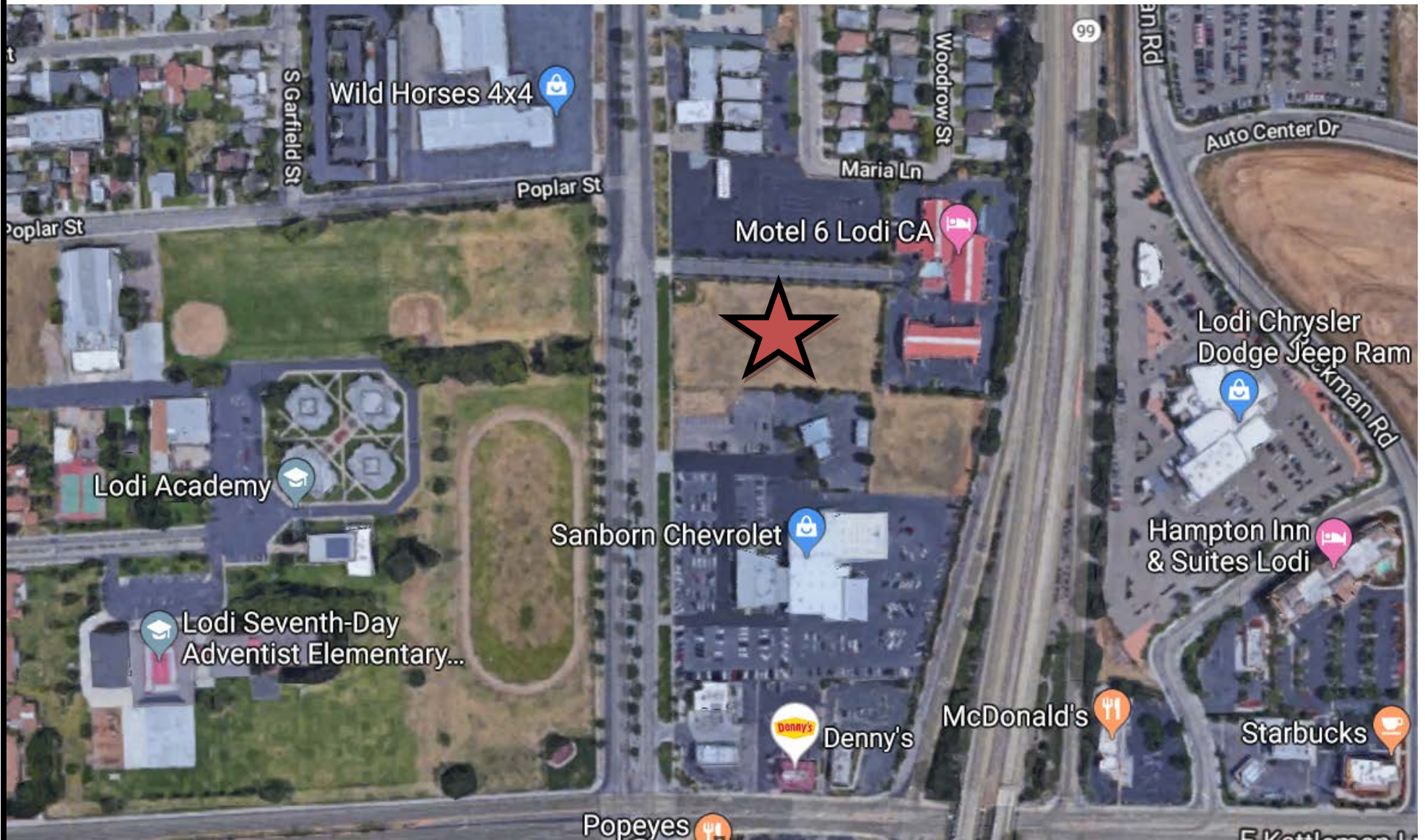
Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Site Plan and Elevations

VICINITY MAP

North



South

1150 South Cherokee Lane



WMB
ARCHITECTS

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Stockton, CA 95207

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Sacramento, CA 95811

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Community Medical
Center - Cherokee Lane
Lodi, Ca.
1150 S. Cherokee Lane
Lodi, CA, 95240

SITE PLAN

02.06.19 PROGRESS

PUBLISH HISTORY:

DATE	REVISION
1 00.00.00	-

WMB PROJECT:
18-074

A1.1



SITE PLAN
SCALE: 1/16" = 1'-0"

OWNER
COMMUNITY MEDICAL CENTERS
7210 MURRAY DRIVE
STOCKTON, CA, 95210

ARCHITECT
WMB ARCHITECTS
5757 PACIFIC AVENUE, SUITE 226
STOCKTON, CA, 95207
CONTACT: TOM BOWE, architect
(209) 507-8218

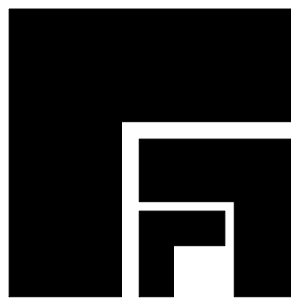
TOTAL REQ'D PARKING:
26660 SF @ 1/200 = 133

PROVIDED PARKING: 120

REQUESTING 10% REDUCTION

PROVIDED PARKING w/
OPTIONAL DRIVEWAY: 116

REQUIRES 13% REDUCTION



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Lodi, Ca.
1150 S. Cherokee Lane
Lodi, CA, 95240

LEVEL 1 DIMENSION FLOOR
PLAN

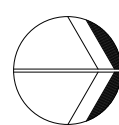
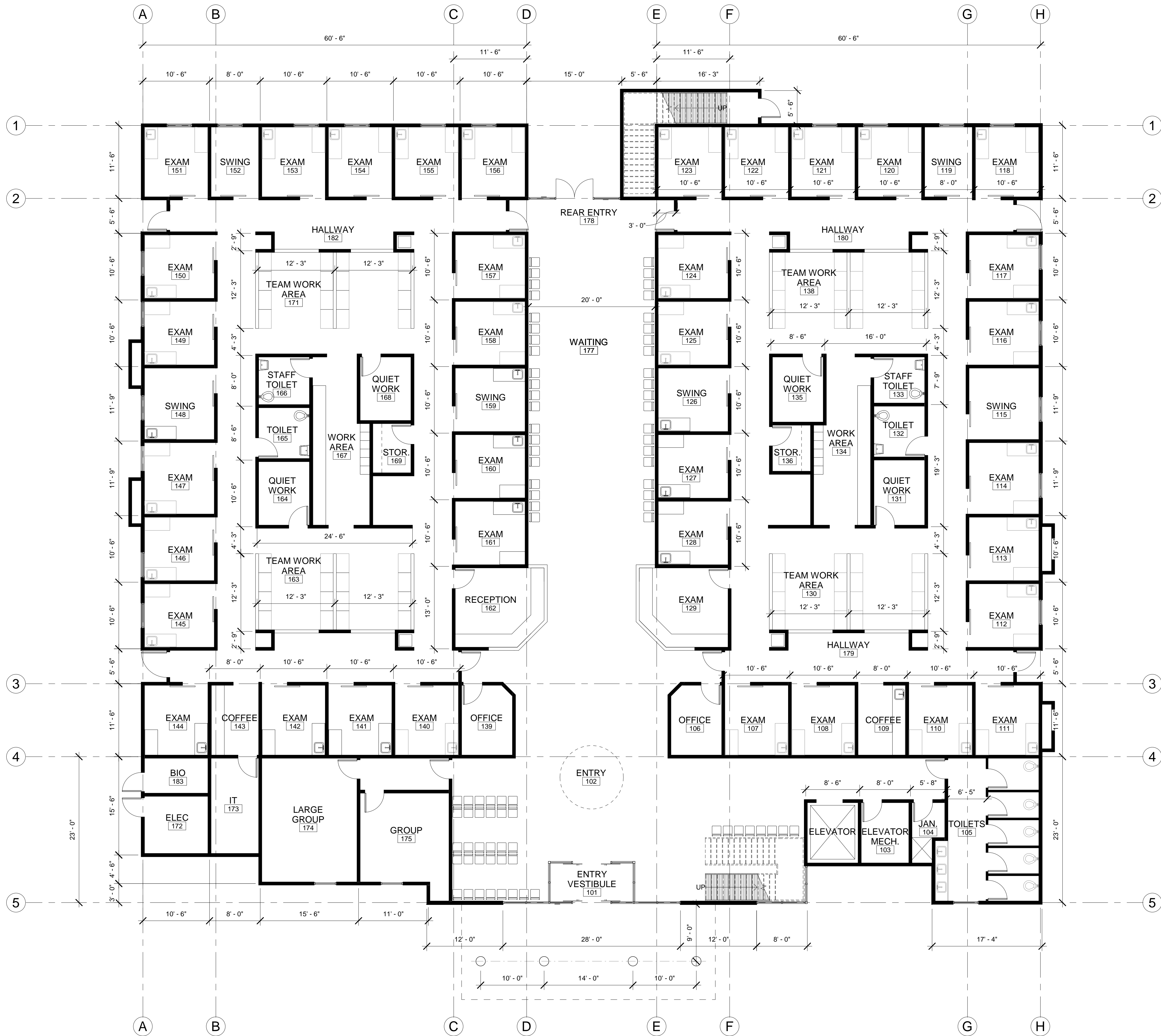
04.17.19 PROGRESS

PUBLISH HISTORY:

DATE REVISION
1 00.00.00

WMB PROJECT:
18-074

A2.11



LEVEL 1 - DIMENSION FLOOR PLAN

SCALE: 1/8" = 1'-0"



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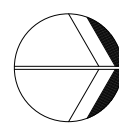
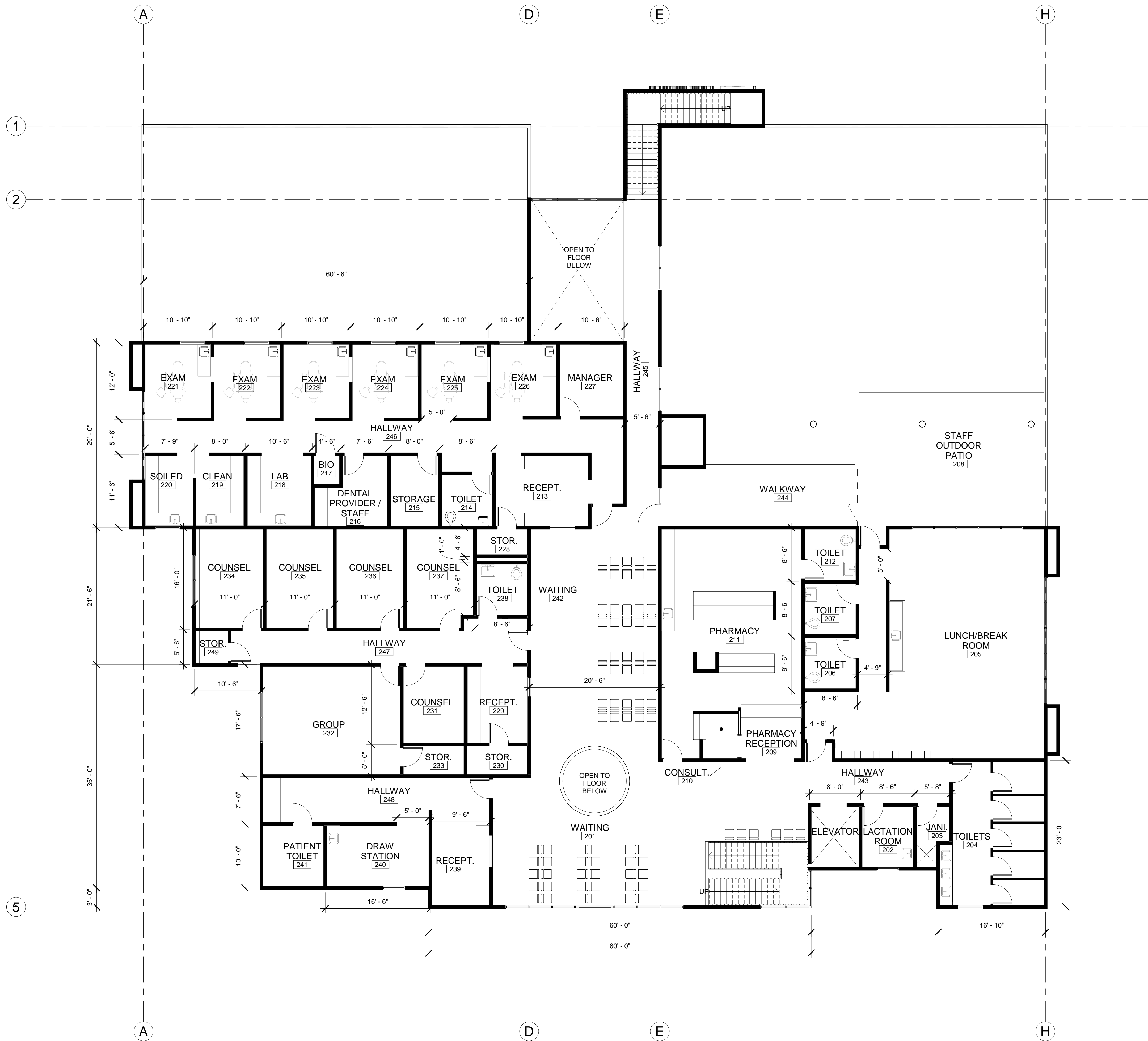
LEVEL 2 DIMENSION FLOOR
PLAN

04.17.19 PROGRESS

PUBLISH HISTORY:

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1	00.00.00

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LEVEL 2 - DIMENSION FLOOR PLAN

SCALE: 1/8" = 1'-0"



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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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ELEVATIONS

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PERSPECTIVES

04.17.19 | PROGRESS

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A3.12



NORTH WEST



SOUTH WEST



NORTH EAST



SOUTH EAST



WEST



EAST

PLANTING NOTES

1. If a discrepancy between these plans and actual on-site conditions occurs, the Landscape Contractor is to notify the Landscape Architect immediately, before proceeding with his work, for a decision.
2. All plants will be inspected for acceptable form and condition by Landscape Architect. Unacceptable plants will be replaced by the Landscape Contractor at no additional cost to the owner. All plants shall be tagged with the name of the plant in accordance with the standards of practice recommended by the American Association of Nurserymen. In all cases, botanical names shall take precedence over common names.
3. All plants brought onto the site shall be watered and protected from excessive wind, sun, frost, physical damage and theft until planted.
4. Landscape Architect shall be notified at least two working days prior to estimated time of setting out plants so a mutually acceptable time can be scheduled for final plant placement. All plants shall be placed in approximate locations shown on plans by Landscape Contractor prior to arrival of Landscape Architect. Final adjustments of locations shall be made by Landscape Architect.
5. The Landscape Architect reserves the right to make deletions, additions or substitutions in the field as necessary with adjustments in the contract as appropriate.
6. Prior to commencement of planting procedures, soil must be inspected for the following:
- a. Rough Grading: such that all stones over 1" diameter and pockets of road base, asphalt, gravel and concrete have been removed and planting areas slope toward drains and away from structures.
- b. Amendment: amendments have been incorporated into the soil per the soils test.
- c. Weeds: all weeds have been removed from all planting areas and pernicious weeds have been treated with appropriate herbicides or approved equal.
7. All asphalt, base course and other debris are to be removed completely below planting areas. Contractor is responsible for supplying top soil as necessary for all planting areas.
8. In planting areas, the Contractor shall be responsible for 3% surface drainage away from structures for a minimum distance of five feet (5') and 2% minimum positive surface drainage in all other planting areas except where shown.
9. Contractor shall furnish and apply the appropriate pre-emergent herbicide at rates prescribed by law and manufacturer's recommendations. 'Best Dimension 270G' or 'Ronstar G' are recommended for ground cover and shrub areas. All pre-emergent herbicides shall be applied by licensed operators under favorable weather conditions. All pre-emergent herbicides shall be approved by the Landscape Architect prior to application.
10. Backfill for shrubs and trees to be:
- 1 CY topsoil
2 CY native topsoil
1 CY nitroliized redwood compost
For acid loving plants see note below.
11. For all azaleas, rhododendrons, ternstroemia, gardenia, fuschia, or other acid loving plants backfill soil with 50% peatmoss, making a raised planting bed 6" above surrounding soil level. Fertilize at a rate of 3 lbs. Nitrogen per 1000 SF of planter area. Plant all azaleas and rhododendrons with top of root ball slightly above soil level.
12. All other proposed areas shall be rototilled (or hand cultivated under existing trees) to a depth of 6". Take care not to damage roots. Compost at a minimum rate of 4 CY per 1,000 sf of planting area shall be incorporated to a depth of six inches into the soil. The Landscape Contractor to be responsible for obtaining a soils test and providing the appropriate amendments based on the test results for the existing site soil and for imported topsoil. Provide test results with submittals. For purposes of bidding, the following amendments will be used (per 1000 sq. ft.):
- 4 yds. Nitroliized or redwood or fir bark compost
-200 lbs Gro-Power Plus
-40 lbs gypsum
- Rototill amendments to a depth of 6" in two directions. Finish grade of turf areas to be one (1) inch below edge of paving. Finish grade of planting areas to be (2) two inches below edge of paving. Water soil thoroughly before planting.
13. All pots shall be planted with soil-less mixes that drain well, such as Miracle-Gro Moisture Control Potting Mix. The mix shall contain no bark, bark products, peat or peat products. Drain holes shall be covered with screen, landscape cloth or similar material to prevent the mix from washing out.
14. All plants shall be set at such a level that after settling they bear the same relationship to the surrounding finish grade as they bore to the soil line grade in the container, unless otherwise noted.
15. It shall be the Landscape Contractor's responsibility to provide adequate drainage of all plantings, sufficient to insure healthy growth.
16. All shrubs and trees to have Agri-form or equal 21 gram plant-tabs (20-10-5). Agriform plant tablets to be placed immediately adjacent to root ball at a depth which is between the middle and the bottom of the root ball when backfill is no higher than halfway up the root ball. Rate of application shall be:
- 1 gallon container: 1 tablet
5 gallon container: 3 tablets
15 gallon container: 7 tablets
24 inch box: 15 tablets
For larger sizes For each 12 - 18 inches of plant height or spread, or for each ½ inch of tree trunk diameter use:
1 tablet for slow growing plants
2 tablets for fast growing plants
17. Cover all planting areas excluding lawn with a 3" depth of approved mulch after final shaping of saucers and dress off neatly. Hold mulch 1" away from base of plant.
18. Deciduous and broad-leaved evergreen trees are to be staked per detail. All conifers, boxed specimens and multi-trunk trees are to be guyed per detail only where required to maintain vertical growth and withstand wind.
19. The Landscape Contractor shall maintain the entire landscaped area of this contract for a minimum of sixty (60) days commencing after acceptance by the Landscape Architect.
20. After planting has been approved by Landscape Architect, all plant tags are to be removed.
21. All plants 15 gallon size and over shall be guaranteed for a period of one year and all other plants shall be guaranteed for a period of 6 months after the end of the maintenance period provided that normal care has been provided.
22. Contractor to install linear root barrier at all locations where trees are less than twelve (12) feet from curb, walkway, wall or building areas prior to plant installation.
23. An automatic irrigation system is to be provided to water all planting areas. Landscape Contractor is to provide adequate coverage for all indicated planting areas prior to plant installation.
24. Call Underground Service Alert at (800) 227-2600 prior to excavation.

GENERAL NOTES

1. An automatic irrigation system will be provided to new areas of planting.
2. An automatic irrigation controller utilizing evapotranspiration sensor data will be provided.
3. Irrigation system to adhere to Water Efficient Landscape Ordinance.

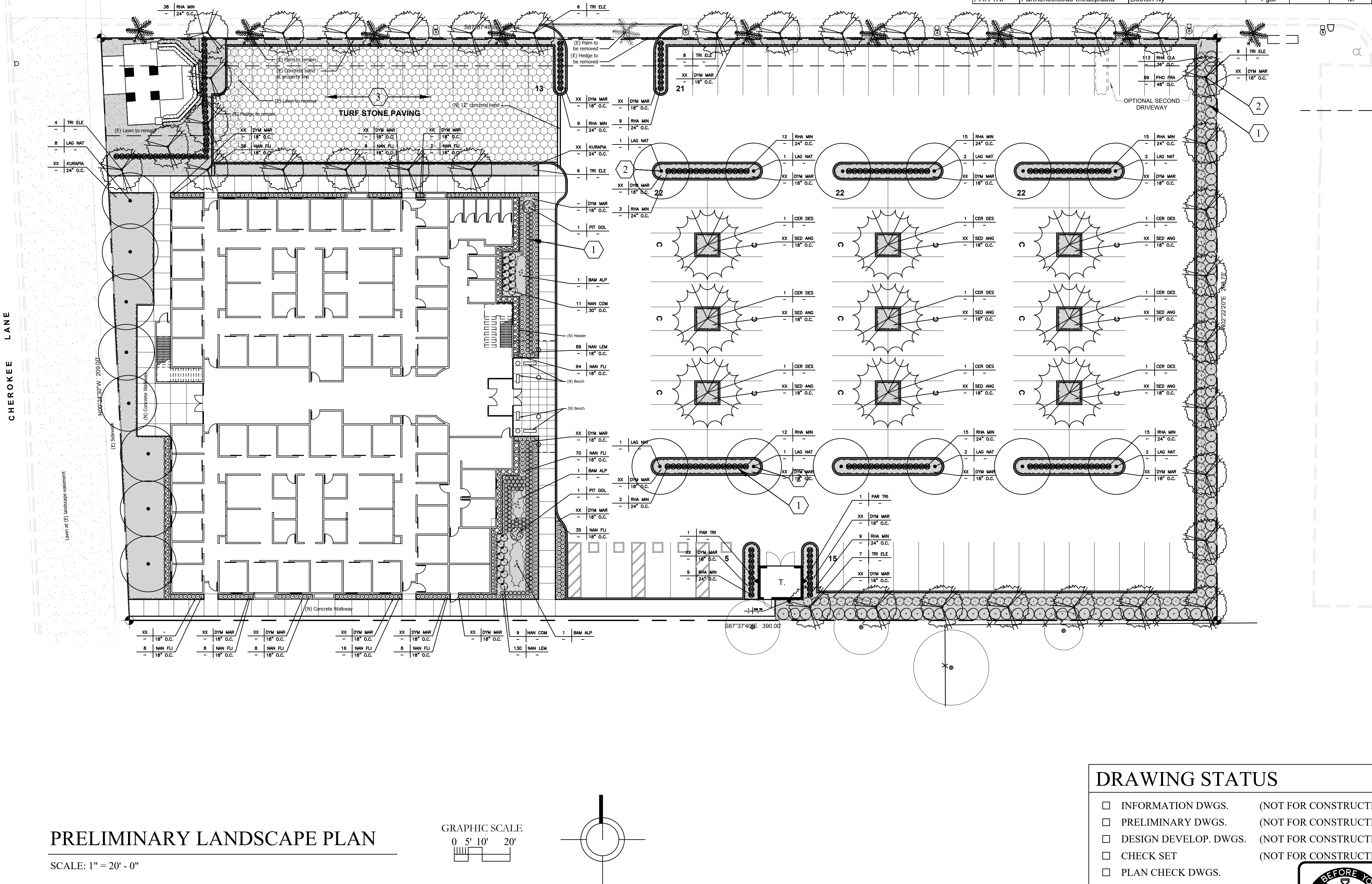
KEYNOTES

- 1 (N) drip irrigation in all shaded areas, typical
- 2 (N) deep root bubblers at (N) tree locations, typical
- 3 (N) spray irrigation in turf stone paving.

COMMUNITY MEDICAL CENTER PLANT LIST

The Plant list is provided as a convenience to the Contractor. In case of a discrepancy the Planting Plan shall prevail

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.	WATER USE
TREES					
CER DES	Cercidium 'Desert Museum'	Desert Museum Palo Verde	24" box	9	VL
LAG NAT	Lagerstroemia l. 'Natchez'	Natchez Crape Myrtle	24" box	20	L
TRI ELE	Tristanopsis l. 'Elegant'	Elegant Water Gum	24" box	39	M
SHRUBS, PERENNIALS AND GRASSES					
BAM ALP	Bambusa m. 'Alphonse Karr'	Alphonse Karr Bamboo	15 gal	2	L
NAN COM	Nandina d. 'Compacta'	Compact Nandina	2 gal	20	L
NAN FLI	Nandina d. 'Flirt'	Flirt Nandina	2 gal	205	L
NAN LEM	Nandina d. 'Lemon-Lime'	Lemon-Lime Nandina	2 gal	199	L
PHO FRA	Phoinia fraseri	Fraser Photinia	5 gal	89	M
PIT GOL	Pittosporum t. 'Golf-Ball'	Golf Ball Pittosporum	5 gal	2	M
RHA CLA	Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	5 gal	113	M
RHA MIN	Rhaphiolepis u. 'Minor'	Dwarf Yeddo Hawthorn	5 gal	164	L
GROUND COVER (Plant in between and behind shrubs also)					
DYM MAR	Dymondia margaretae	Silver Carpet	flat	18" oc	L
KURAPIA	Phyllia n. 'Kurapia'	Kurapia (plugs from Kurapia.com)	plugs	24" oc	L
SED ANG	Sedum r. 'Angelina'	Sedum Angelina	4" pots	18" oc	L
VINES					
PAR TRI	Parthenocissus tricuspidata	Boston Ivy	1 gal		M



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

THE OFFICE OF
JEFFREY F. GAMBONI
LANDSCAPE ARCHITECT 2702
3012 PACIFIC AVENUE
STOCKTON 95204
209 948 8335

COMMUNITY MEDICAL CENTER
1150 S. Cherokee Lane
Lodi, CA 95240

These drawings are not final and shall not be used for construction purposes until signed by Jeffrey F. Gamboni, Landscape Architect #2702. These plans and all contained thereon are an original, unpublished work and may not be duplicated, published or used in whole or part without prior written consent by Jeffrey F. Gamboni.

PRELIMINARY
LANDSCAPE PLAN

△ DATE REVISION/ SET

DATE 21 MAY 2019

DRAWN BY: T. ARAUJO

CHECKED BY: JEFFREY F. GAMBONI

FILE: WMB 19-30.dwg

DRAWING STATUS

- ☐ INFORMATION DWGS. (NOT FOR CONSTRUCTION)
- ☐ PRELIMINARY DWGS. (NOT FOR CONSTRUCTION)
- ☐ DESIGN DEVELOP. DWGS. (NOT FOR CONSTRUCTION)
- ☐ CHECK SET (NOT FOR CONSTRUCTION)
- ☐ PLAN CHECK DWGS.
- ☐ BID SET DWGS.
- ☐ CONSTRUCTION DOCUMENTS
- ☐ OTHER _____



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